



## **CITY OF SANTA CLARA CITY COUNCIL**

# **NOTICE**

### **OF PUBLIC HEARING**

**Santa Clara Gardens Development Project (BAREC) and Certification of Final Environmental Impact Report (SCH #2003072093) for property located at 90 N. Winchester Boulevard, Santa Clara, 95050 (APN# 303-17-048 & 049)**

You are hereby notified that the **City of Santa Clara City Council** will hold a meeting to consider the **Planning Commission's recommendations made on May 14, 2007** regarding the Final Environmental Impact Report (FEIR) and related development applications as noted in the Project Description. The meeting will be held in the City Hall Council Chambers of City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 on **June 19, 2007 at 7:00 pm. At this meeting, the City Council will receive staff presentation, applicants' presentations and will take public comments.** The Council may continue the public hearing to another date and time, as necessary, to consider the Planning Commission recommendations and make decisions on the proposed project.

**Project Description:** The 17-acre State-owned site (APN 303-17-048 & 049) is **proposed for development with a mix of homes and apartments on 16 acres and a one-acre public park.** A market-rate housing developer (Summerhill Homes) will purchase approximately 10 acres and proposes to develop 110 single-family homes consisting of detached units. The City of Santa Clara Redevelopment Agency will purchase approximately 6 acres for a senior housing facility with up to 165 apartments to be constructed by an affordable housing development team (Santa Clara Methodist Retirement Foundation/Charities Housing). Actions to be considered by the City Council include 1) a **General Plan Amendment** to change the current General Plan designation of the property from *Moderate Density Residential* (19-25 units per acre) to *Single Family Residential Attached* (9-18 units per acre); 2) **Rezoning applications** from A (Agricultural) to PD (Planned Development/Low Density Multiple Dwelling) for the proposed single family residential project and to PD (Planned Development/Moderate Density Multiple Dwelling) Senior Housing project, 3) a **Density Bonus** for various development incentives for the senior affordable housing project; 4) a **Tentative Parcel Map** to create 3 parcels (10 acre site; 6 acre site; and 1-acre park site); 4) a **Vesting Tentative Subdivision Map** to subdivide the 10 acre parcel into 110+ individual residential lots, and 5) a **Development Agreement** between the State, the designated developers of the site and the City of Santa Clara Redevelopment Agency.

**File Numbers:** PLN2003-03744, PLN2003-03745, PLN2003-03958, PLN2006-05568, PLN2007-06295, PLN2007-06327, PLN2007-06329, CEQ2007-01039 (SCH#2003072093)

#### **Planning Commission Recommendations (Meeting of May 14, 2007)**

**Final Environmental Impact Report (FEIR):** The Planning Commission recommends that the **City Council Adopt a Resolution to Certify the Final Environmental Impact Report and Statement of Overriding Considerations and Making Findings with Respect Thereto for the Approval of the Santa Clara Gardens Development Project; and Recommend Adoption of the Mitigation Monitoring Program for the project.**

**Related Development Applications, Density Bonus Development Agreement:** The Planning Commission recommends **Adoption Planning Resolution No. 07-\_\_\_, Recommending that the City Council take various acts to approve the Santa Clara Gardens Project and findings with respect thereto and subject to the recommended conditions of approval.**

**Public Participation:** At the above time and place, you may be heard in this matter if you so desire. If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at or prior to the public hearing. The City's Project Clearance and Subdivision Committees have evaluated the potential environmental impacts of this project. The results of this evaluation will be part of the minutes of these committees and are available in the project file(s) in the Planning Division office. Should you have any questions, please call the Planning Division office at (408) 615-2450. Written comments on these items to be heard by the Planning Commission and City Council are encouraged to be submitted to the Planning Division, City Hall, 1500 Warburton Avenue, Santa Clara 95050.

**AMERICANS WITH DISABILITIES ACT (ADA)**

In accordance with the Americans with Disabilities Act of 1990, the City of Santa Clara will ensure that all existing facilities will be made accessible to the maximum extent feasible. Reasonable modifications in policies, procedures and/or practices will be made as necessary to ensure full and equal access and enjoyment of all programs and activities for all individuals with a disability. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should contact the City's ADA office (408) 615-3000, to discuss meeting accessibility. In order to allow participation by such individuals, please do not wear scented products to meetings at City facilities.

Interested parties may call the Santa Clara Planning Department to confirm meeting agendas, times and dates. Public hearing dates will also be posted on the City's website at: [http://www.ci.santa-clara.ca.us/calendarcmm\\_cur.html](http://www.ci.santa-clara.ca.us/calendarcmm_cur.html) or by contacting the Planning Division at (408) 615-2450, Gloria Sciara, AICP, Interim Manager of Development Review/Project Manager or by email: [gsciara@ci.santa-clara.ca.us](mailto:gsciara@ci.santa-clara.ca.us)